



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: May 3, 2007 – 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane, Clerk
Donald F. Naber
Joyce O'Connor Davidson

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes

The Planning Board noted the Minutes for the April 12, 2007 meeting will be available for review and approval at the regular June meeting.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments – no Board member comments.

**7:05 P.M. Tuscan Place, Definitive Subdivision
Public Hearing, Continued From February 1, 2007
Location: 423 Main Street
Decision Deadline: May 15, 2007**

Attending the hearing was Ron Aspero – the developer. There were no further issues with the Board members. Mr. Gordon read a letter dated April 19, 2007, stating mitigation to the Town. The Board noted a comment letter from Mr. Denoncourt dated April 27, 2007.

Mr. Gordon officially closed the hearing.

**7:10 P.M. Russell Industrial Park, Definitive Subdivision
Public Hearing, Continued from June 8, 2006
Location: 455 Hartford Pike (Route 20)
Decision Deadline: May 15, 2007**

Attending the hearing was Kevin Quinn – an engineer from Quinn Engineering Inc. Mr. Quinn said there were no outstanding issues with the Board. Mr. Denoncourt said he was fine with the plans. Mr. Gordon asked if Parcel 'B' was all set; and Mr. Denoncourt said it was.

Mr. Gordon officially closed the hearing.

**7:15 P.M. 3 Unit Townhouse, Site Plan and Special Permit
Public Hearing, Continued from April 12, 2007
Location: 157 North Quinsigamond Avenue
Decision Deadline: 65 days from close of hearing**

Attending the hearing were John Dillon – the developer, and John Grenier – an engineer from J.M. Grenier Associates, Inc.

Mr. Grenier said he felt the issues from Mr. Denoncourt's April 27, 2007 letter have been addressed. He said he has met with Mr. Stone, Agent for the Conservation Commission.

Mr. Grenier commented that the proceeds from the sale of the house will go to back taxes. Mr. Gordon read a letter from Attorney Jim Slavin, dated May 3, 2007, regarding the payment of taxes. Mr. Gordon read an e-mail from Attorney Phil Leader, Town Council, dated May 3, 2007, also regarding the payment of back taxes.

Mr. Grenier said the last outstanding issue was the photometrics. He showed areas of lighting. He also commented that a photometric plan is usually done for big business projects.

Mr. Denoncourt said his comments can be incorporated into the Decision.

Mr. Rodolakis asked if the project can be approved cleanly without an ANR plan being completed. Mr. Denoncourt said he felt something could be put in the Decision.

Mr. Gordon said he talked to Mr. Stone; and he didn't see any problems; and said they meet on May 15, 2007. He commented that this can be put in the Decision too.

Mr. Gordon asked about lighting; Mr. Denoncourt reviewed the submitted "cut" sheets for lighting; and Mr. Grenier submitted another "cut" sheet for the Board's review.

Mr. Gordon officially closed the hearing.

**7:20 P.M. Canaan Street, Definitive Subdivision
Existing Private Undeveloped Road
Public Hearing, Continued from April 12, 2007
Location: off Crosby Street northwest of Kenmore Street
Decision Deadline: August 13, 2007**

Attending the hearing were John Keegan – the property owner; and Brian MacEwen – an engineer from Graz Engineering.

Mr. MacEwen said his letter dated April 12, 2007, addresses the issues from Mr. Denoncourt's comment letter. He said they are also waiting for the Certificate of Municipal Liens (CML). He said he has submitted revised plans on May 1, 2007. Mr. Denoncourt said he has not had a chance to review them.

Ms. O'Connor asked about Lot #3. Mr. MacEwen said he has talked to Ron Alarie, the Building Inspector, and they will have to go to the Zoning Board of Appeals.

Mr. Naber commented that he would like to see the hearing continued for review of plans.

Mr. Rodolakis expressed the same concern about the amount of work and expense for a few lots; and suggested that the applicant should be sure there is right to pass.

Kelly Stark, 6 Kirk Street, asked that if one lot was built and another developer came to build, would the same agreement hold; and the Board said yes.

Mr. Gordon continued the hearing to June 7, 2007, at 7:05 P.M., and if all is satisfactory with the plans and CML, they will vote and sign the draft Decision.

**7:30 P.M. Rolfe Avenue Extension, Definitive Subdivision
Existing Private Undeveloped Road
Public Hearing
Location: NW end of Rolfe Avenue @ Stanley Road
Decision Deadline: August 24, 2007**

Attending the hearing were Lauren Rossetti – the property owner; Jim Grasso – the attorney representing Ms. Rossetti; and Kevin Quinn – an engineer from Quinn Engineering, Inc.

Attorney Grasso explained that Ms. Rossetti wants to extend the road 100 feet past her house and improve it. Mr. Quinn reviewed the waivers as presented in #19 under General Notes on the plan.

Mr. Quinn submitted a letter dated May 2, 2007 to address Mr. Denoncourt's comments.

There was discussion of going from a 26 foot wide to 22 foot wide pavement. Mr. Quinn explained how and where this will happen. He also explained the direction of run-off.

Mr. Gordon restated that the road is private and will be maintained by the applicant.

Larry Turner, 13 Stanley Road, expressed concern of the road being able to go through. Mr. Denoncourt said if extended it would go through houses there.

Mr. Turner expressed concern about three cutting. Mr. Quinn showed what is proposed.

Mr. Gordon allowed abutters to approach the plans and ask various questions. Questions were asked by Adrienne Methot – 13 Stanley Road; Lisa and Sara Hovsepian – 17 Davidson Road, West Boylston, MA; Ellen Letourneau – 39 Fairlawn Circle; and Margaret McLoughlin – 8 Sias Avenue.

Ms. Methot expressed water table concerns; they are getting a lot of water now in some of the homes there. She also expressed concern that cutting trees could make further problems.

Mr. Quinn said this project would not be increasing water problems; he said they would be using a swale which will work like a detention pond, and will be about 75 feet long 2 feet deep and approximately 8 feet wide. Mr. Quinn also explained calculations.

Ray LeBoeuf, 20 Rolfe Avenue, asked why they were proposing a septic system and not tying into sewer. Mr. Gordon explained the current permit process.

Margaret McLoughlin asked about utilities and asked if there were going to be anymore poles; Mr. Quinn said maybe one more pole.

Mr. Gordon asked location of fire hydrant; and Mr. Quinn said it is less than 500 feet away.

The Board voted to close the hearing; and will review, vote, and sign draft Decision at regular June 7, 2007 meeting.

Mr. Gordon officially closed the hearing.

Note: At the end of the meeting, before adjourning, Mr. Denoncourt brought up discussion of moving forward with Rolfe Avenue; he didn't see any reason to hold it. The Board voted to approve the plan as presented by Quinn Engineering; and voted to circulate Decision for review and approval and authorized Ms. Keohane to sign.

4. New Business

a. Confirmed July 12, 2007 Meeting Date

The Board voted to keep the July 12, 2007 meeting date.

b. Westwood at Shrewsbury, Discuss Covenant Release

Mr. Denoncourt submitted to the Board documentation and explained the history of the releases; said it seems to be part of a subdivision that was never built; the subdivision was replaced by an ANR plan and the subdivision was never properly rescinded.

The Board voted to sign the Covenant Release for Lot #10.

5. Old Business

a. Discussed and Signed Decision for Tuscan Place, Definitive Subdivision

The Board voted to approve and authorized Ms. Keohane to sign the Decision as written for Tuscan Place.

b. Discussed and Signed Decision for Russell Industrial Park, Definitive Subdivision

The Board voted to approve and authorized Ms. Keohane to sign the Decision as written for Russell Industrial Park.

c. Discussed and Signed Decision for Polito Industrial Development, Site Plan Approval

Mr. Rodolakis abstained from the discussion and vote due to possible conflict of interest. The Board voted to approve and authorized Ms. Keohane to sign the Decision as written.

6. Correspondence

- a) Noted letter from Christopher, Hays, Wojcik & Mavricos, dated May 2, 2007, requesting records for CenTech Park, CenTech Boulevard or property owned by Rushwan Brothers, Inc. – to be handled by the Engineering Department
- b) Noted letter from Town Council Attorney Phil Leader regarding decision of Appeals Court regarding Trocki & others vs. Bean & others
- c) Noted letter from Blackstone River Watershed Association regarding survey of West and Mill Rivers

The meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Annette W. Rebovich